



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice July 1, 2024**

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to [cricker@town.arlington.ma.us](mailto:cricker@town.arlington.ma.us) by Monday, July 1, 2024, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, June 28, 2024, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, July 1, 2024 at 7:30 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

#### **1. Public Hearing: Docket #3798, 821 Massachusetts Avenue (continued from June 10, 2024)**

7:30 pm      Notice is herewith given that an application has been filed on April 22, 2024, by Noyes Realty LLLP, PO Box 40, Marblehead, MA 01945, to open Special Permit Docket #3798 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Sections 3.3, Special Permits, and 3.4, Environmental Design Review. The applicant proposes to demolish the existing building and construct a mixed-use building located at 821 Massachusetts Avenue, Arlington, MA, in the B4 Vehicular Oriented Business District. The opening of the Docket is to allow the Board to review and approve the application under Section 3.4, Environmental Design Review.

- Applicant will be provided 10 minutes for an introductory presentation.
- DPCD staff will be provided 5 minutes for an overview of their Public Hearing Memorandum.
- Members of the public will be provided time to comment.
- Board members will discuss Docket and may vote.

#### **2. Open Forum**

8:30 pm      Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made, the night of the presentation. There is a three-minute time limit to present a concern or request.

#### **3. New Business**

8:45 pm

#### **4. Adjourn**

9:00 pm      (Estimated)





## Town of Arlington, Massachusetts

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- Board members will discuss Docket and may vote.

#### ATTACHMENTS:

Type	File Name	Description
<input type="checkbox"/> Reference Material	821_Mass_Ave_EDR_Application_2024_06_24.pdf	821 Mass Ave EDR Application 06-24-2024
<input type="checkbox"/> Reference Material	821_Mass_Avenue_-_ARB_Submission_Set_-_06132024.pdf	821 Mass Ave Drawings Set - 06-13-2024
<input type="checkbox"/> Reference Material	EDR_memo_Docket_3798_821_Mass_Ave_06262024.pdf	EDR memo Docket 3798 821 Mass Ave 06-26-2024

## COVER SHEET

## Application for Special Permit in Accordance with Environmental Design Review

## PROPERTY AND PROJECT INFORMATION

1. Property Address 821 Massachusetts Avenue, Arlington MA  
Assessors Block Plan, Block, Lot No. 052.0-0001-0001.10 Zoning District B4
2. Deed recorded in the Registry of deeds, Book 1350, Page 69  
or- registered in Land Registration Office, Cert. No.       , in Book       , Page       .
3. Present Use of Property (include # of dwelling units, if any)  
Vacant Building and CVS Store
4. Proposed Use of Property (include # of dwelling units, if any)  
First Floor Front - 2 Office Spaces; First Floor Rear, Second and Third Floors - 3 Residential Units

## APPLICANT INFORMATION

1. **Applicant:** Identify the person or organization requesting the Special Permit:

Name of Applicant(s) Geoffrey Noyes  
Organization Noyes Realty, LLLP  
Address P.O. Box 40, Marblehead MA 01945  
Street \_\_\_\_\_  
City, State, Zip \_\_\_\_\_  
Phone (781) 864-9686 Email gpnoyes@comcast.net

2. **Applicant Interest:** the applicant must have a legal interest in the subject property:

Property owner  Purchaser by land contract  
 Purchaser by option or purchase agreement  Lessee/tenant

3. **Property Owner**  Check here if applicant is also property owner

Identify the person or organization that owns the subject property:

Name \_\_\_\_\_ Title \_\_\_\_\_  
Organization \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_, \_\_\_\_\_  
Street \_\_\_\_\_ City, State, Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Email \_\_\_\_\_

**ARLINGTON REDEVELOPMENT BOARD**  
Application for Special Permit Under Environmental Design Review

4. **Representative:** Identify any person representing the property owner or applicant in this matter:

Name Mary Winstansley-O'Connor Title Attorney  
Organization Krattenmaker O'Connor & Ingber, P.C. Phone (617) 523-1010  
Address One McKinley Sq., 5th Floor, City, State, Zip Boston MA 02109  
Street   
Phone (617) 523-1009 Email moconnor@koilaw.com

5. Permit applied for in accordance with the following Zoning Bylaw section(s)

3.3 Request for Special Permit  
3.4 Environmental Design Review  
  
\_\_\_\_\_ section(s) \_\_\_\_\_ title(s)

6. List any waivers being requested and the Zoning Bylaw section(s) which refer to the minimum or maximum requirements from which you are seeking relief.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ section(s) \_\_\_\_\_ title(s)

7. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.

(In the statement below, check the options that apply)

The applicant states that Noyes Realty, LLLP is the owner  or occupant  or purchaser under agreement  of the property in Arlington located at 821 Massachusetts Avenue, Arlington MA which is the subject of this application; and that unfavorable action  or no unfavorable action  has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s):



P.O. Box 40, Marblehead, MA 01945

(781) 864-9686

Address

Phone

**ARLINGTON REDEVELOPMENT BOARD**  
Application for Special Permit Under Environmental Design Review

**DIMENSIONAL AND PARKING INFORMATION**

Property Location: 821 Massachusetts Avenue

Zoning District: B4 Business District

Applicant: Noyes Realty, LLLP

Address: P.O. Box 40, Marblehead MA 01945

Present Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

Vacant Building

NA

Proposed Use/Occupancy: No. of Dwelling Units:

Uses and their gross square feet:

2 Office Spaces & 3 Residential Units

2 Offices = 2,460 SF total; 3 Units = 2,383 Sf, 2,383 SF, 3,441 SF

		Present Conditions	Proposed Conditions	Min. or Max. Req'd by Zoning for Proposed Use
Lot Size		12,980.88	12,980.88	min. NA
Frontage	50	50	50	min. 50
Floor Area Ratio <sup>1</sup>	.27	1.40	1.40	max. 3.00
Lot Coverage (%), where applicable	NA	NA	NA	max. NA
Lot Area per Dwelling Unit (sf)	NA	NA	NA	min. NA
Front Yard Depth (feet)	37.30	8.6	8.6	min. 0.0
Side Yard Width (feet)	17.9	8.3	8.3	min. 0.0
right side				
left side	17.9	17.9	17.9	min. 0.0
Rear Yard Depth (feet)	149.5	115.5	115.5	min. 13.43
Height	stories	2.5	3	stories <sup>2</sup> 4/5
	feet	26	36.33	Feet 50/60
Open Space (% of G.F.A.) <sup>3</sup>				min.
Landscaped (sf)	NA	NA	NA	(sf) NA
Usable (sf)	NA	NA	NA	(sf) NA
Parking Spaces (#) <sup>4</sup>	10	10	10	min. 8
Parking Area Setbacks (feet) (where applicable)	NA	NA	NA	min. NA
Loading Spaces (#)	NA	NA	NA	min. NA
Bicycle Parking <sup>5</sup>	short term	5	5	min. 5
	long term	5	5	min. 5

<sup>1</sup> FAR is based on Gross Floor Area. See Section 5.3.22 for how to calculate Gross Floor Area. On a separate page, provide the calculations you used to determine FAR, including the calculations for Gross Floor Area.

<sup>2</sup> Where two heights are noted in the dimensional tables, refer to Section 5.3.19, Reduced Height Buffer Area to determine the applicable height or the conditions under which the Board may provide relief.

<sup>3</sup> Per Section 5.3.22(C), district dimensional requirements are calculated based on GFA. On a separate page, show how you determined the open space area amounts.

<sup>4</sup> See Section 6.1, Off-Street Parking. If requesting a parking reduction, refer to Section 6.1.5.

<sup>5</sup> See Section 6.1.12, Bicycle Parking, or refer to the Bicycle Parking Guidelines.

Rojas

**821 MASSACHUSETTS AVENUE, ARLINGTON MA**  
Town of Arlington Redevelopment Board

RD 2958

**ARB IMPACT STATEMENT**  
Rojas Design, Inc.

06/18/2024

**Building Use and Size**

This new mixed-use building will be three stories tall and have a total gross area of 16,792 GSF (including a 4,448 GSF Basement – storage & mechanical), or **12,344 GSF** without the Basement. The First Floor has a total gross area of 4,448 GSF, the Second Floor has a total gross area of 3,948 GSF, and the Third Floor has a total gross area of 3,948 GSF. The building would have a **total height of 36'-3" above average finished grade**. The new building is completely compliant with the Town of Arlington Zoning Bylaw's Dimensional Requirements for this district. The site will have **10 off-street parking spaces** (including one handicap space) dedicated to this building.

Two office spaces and three residential units are included in the building. All office spaces and residential units shall have 2 means of egress. The ground floor office spaces shall be designed for code-compliant accessibility and will have direct on-grade entries. The common roof would include private, trellised roof decks for each residential unit.

The proposed Uses and Sizes are as follows:

- **Two (2) Office Spaces** - First Floor, on-grade (1,240 SF Each), or One (1) Office Space - First Floor, on-grade – fully accessible (2,480 SF);
- **Unit 1** - One (1) Second Floor Residential Unit (2,383 SF-TLA) – 3 Bedrooms & 3 ½ Bathrooms. Unit 1 has Second Floor decks with a total of 198 SF, and an upper Roof Deck area of 1,142 SF. Unit 1, therefore, has a total exclusive use deck area of 1,340 SF;
- **Unit 2** - One (1) Third Floor Residential Unit (2,383 SF-TLA) – 3 Bedrooms & 3 ½ Bathrooms. Unit 1 has Second Floor decks with a total of 198 SF, and an upper Roof Deck area of 1,142 SF. Unit 2, therefore, has a total exclusive use deck area of 1,340 SF; and,
- **Unit 3** - One (1) Three-story, Residential Unit (3,441 SF-TLA) – 3 Bedrooms & 3 ½ Bathrooms. Unit 3 has Second & Third Floor decks with a total of 360 SF, and an upper Roof Deck area of 1,149 SF. Unit 3, therefore, has a total exclusive use deck area of 1,509 SF.

**Special Permit Criteria**

1. The uses requested (mixed-use) are listed as an allowable use in this zoning district.
2. The requested uses (housing and office) are essential and desirable to the public convenience and welfare.

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3. The requested uses will not create any undue traffic congestion or in any way impair pedestrian safety. The uses and design will enhance pedestrian access and safety.
4. The requested uses will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested uses or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
5. Any special regulations for the uses as may be provided in the Bylaw shall be fulfilled.
6. The requested uses will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare. The uses and design will strengthen the civic street front and respectfully enhance the adjacent Church courtyard and landscape.
7. The requested uses will not, by its addition to a neighborhood, cause an excess of the particular uses that could be detrimental to the character of said neighborhood. The addition of new housing has a very favorable impact to the entire community. New office space will bring needed service providers to this neighborhood.

#### **Environmental Review Criteria**

##### **1. Preservation of Landscape**

The existing landscape shall be preserved, as far as practicable, and enhanced. This project minimizes tree and soil removal, and all grade adjustments are in keeping with the general appearance of neighboring developed areas. The existing 'side buffer' tree plantings shall remain and all landscape areas facing the abutters shall be enhanced and improved with new plantings.

##### **2. Relation of Building to Environment**

The proposed new building will relate harmoniously to the lot's terrain and to the use, scale, setbacks, and architecture of the existing buildings in the vicinity that have a functional or visual relationship to the building. The building respects and enhances its side-yard relationship to the abutting church. Additional plantings and landscape improvements will help define a more attractive and effective buffer. The new building's setbacks are consistent with the abutters' and meet the requirements of the Zoning By-Law.

##### **3. Open Space**

The project's open spaces are designed to add visual attractiveness and functionality for the residents, visitors, customers, and neighbors. The new entrance landscape and walkways from Massachusetts Avenue are designed to improve pedestrian safety, access, and identification. The new entry landscape plantings shall create a more attractive and pleasing streetside environment. The rear entrance landscape and walkways from the parking lot are similarly designed to enhance a safe pedestrian experience, provide additional plantings, lighting, bicycle parking, and clear access and egress. The upper roof decks for the three residential units provide additional open space amenities and encourage social interaction.

#### **4. Circulation**

Special design attention has been given to the building's residential and office entrances, walkways, parking, and pedestrian areas regarding safe vehicular, pedestrian, and bicycle circulation. The building's ground floor is completely accessible and welcoming from both Massachusetts Avenue and the rear parking area. The existing associated rear parking for this building will be re-designed and improved for accessibility and functionality. Bicycle parking will be provided and will be accessible from the rear parking lot. The pedestrian, vehicular, and bicycle circulation improvements will improve safety, access, and attractiveness and will not detract from the use and enjoyment of the proposed building and the neighboring properties.

#### **5. Surface Water Drainage**

The site design for this parcel shall include proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site shall be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water shall be treated on-site, as far as practicable. Storm water that cannot be managed on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. The current storm water drainage system in the existing parking lot is very functional and shall be kept in place. The applicant shall maintain all the existing and proposed storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site.

The areas that would be considered for stormwater infiltration are the existing parking areas on the northerly side of the project that are to remain. Deep hole soil testing would be performed to evaluate the potential for stormwater infiltration and to determine if groundwater or ledge are site issues.

A stormwater computer analysis would then be prepared to determine the amount of runoff to be infiltrated. The stormwater management design would propose using roof runoff only. Subsequently, stormwater structures would be designed to mitigate any increases in runoff volumes and flows.

In the end, the stormwater structures would most likely be installed under the existing parking spaces, then the parking spaces would be restored to their original condition and elevations. If necessary, the walkways would be designed with permeable pavers or paving.

#### **6. Storm Water Facilities**

The project will comply with the Department of Public Work's requirement for the maintenance of all storm water facilities.

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#### **7. Utility Service**

All proposed electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be in accordance with all codes and local requirements.

#### **8. Advertising Features**

The size, location, design, color, texture, lighting, and materials of all permanent signs (office and residential) and all other advertising structures or features shall be in conformance with the Town of Arlington's Signage Code and shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. All signage and advertising features will conform to the provisions of Section 6.2 of the Zoning Bylaw.

#### **9. Special Features**

Any exposed utility or service components (meters, transformers, etc.) shall be screened with appropriate plantings to minimize any visual impacts. Final plans shall include all exposed utility and mechanical features and their proposed landscape screening.

#### **10. Safety**

All the building's open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. As far as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act. Complete site and building security systems shall be incorporated into the proposed development. The safety and security of all residents, visitors, customers, and neighbors are important priorities of this project.

#### **11. Heritage**

Arlington's heritage shall be respected. The removal, or disruption of historic, traditional, or significant uses, structures, or architectural elements shall be minimized, as far as practicable. The new building will provide a more consistent mixed-use presence on Massachusetts Avenue that relates to the Town's planning goals and priorities.

#### **12. Microclimate**

This development proposes a new structure and new hard-surface ground coverage and shall endeavor to minimize, as far as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment. The building and site are designed with a focus on climate practicality, sustainability, and maintainability.

#### **13. Sustainable Building and Site Design**

This project shall incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. The building and site are designed with a focus on climate awareness, sustainability, and maintainability. The project is committed to the inclusion of the following sustainability components:

- Sustainable exterior and interior building & site materials and products
- Building envelope compliance with the Stretch Energy Code

- Low-Emissance windows & doors
- Energy-efficient mechanical systems
- Indoor Air Quality and thermal comfort
- Energy-efficient lighting and electrical devices
- Energy Star appliances
- Cool roofs & trellis shading
- Solar-ready roof features
- Sustainable and less water-intensive landscape materials
- Non-invasive plant materials
- Site and building cooling strategies utilizing planting locations
- Waste reduction and recycling
- Storm water management

The building to be demolished and the new construction site is located on the same lot as the existing CVS store building and there are no plans to subdivide the lot with respect to the Applicant's building plans.

The Applicant and members of his team have paid close attention to comments made at prior multiple hearings before both the ARB and the Historical Commission with respect to comments made by Members of the ARB and the Historical Commission as well as other interested parties with respect to what many individuals would like to see located in place of the Atwood House once the Atwood House is demolished.

Both the CVS store and the Atwood House are located on the same lot and there can be no subdivision of the lot to accommodate zoning for either one standing on its own because of zoning bylaw constraints.

At the time of the CVS ARB hearing which took place in 2009, there was language contained in the decision to the effect that there was a contemplation on the part of the Members of the ARB that the Atwood House could be demolished however there was no time constraint related to any plans to demolish the building.

The 2009 CVS ARB Decision contains language allocating certain parking spaces for the Atwood House whether it was to remain, be modified, demolished, or reconstructed.

We believe the Atwood House was constructed in the 1890's and of course the CVS store was constructed in the year 2010.

The Atwood House has been vacant for an extended period of time.

The Applicant has engaged the services of Andres T. Rojas, Rojas Desing, Inc., who has prepared mixed-use plans with respect to the submission and is now ready to move forward and obtain approval of the plans, demo the Atwood House, and construct a new mixed-use building all in accordance with the plans submitted to the ARB.

Development of the site is in keeping with providing mixed uses on Massachusetts Avenue as desired by the Town. Further, the proposed mixed use provides residential units consistent with the intention to provide residential housing along public transit routes.

For all of the above reasons the Applicant respectfully requests that his plans be approved by the ARB.

**Rojas**



# 821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION

821 MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476

**SUBMISSION SET**  
**06/13/2024**

<b>SHEET LIST</b>	
<b>Sheet Number</b>	<b>Sheet Title</b>
	COVER SHEET
EX- 01	SITE PLAN WITH EXISTING BUILDING & TREES
TP- 01	TREE PROTECTION REMOVAL PLAN & DETAILS
	PROPOSED PLOT PLAN BY ROBER SURVEY
L- 01	PROPOSED SITE LAYOUT & MATERIALS PLAN
L- 02	PROPOSED PLANTING PLAN & PLANT LIST
A- 01	PROPOSED FIRST FLOOR & SECOND FLOOR PLANS
A- 02	PROPOSED THIRD FLOOR & ROOF PLANS
A- 03	PROPOSED BASEMENT PLAN, FRONT (SOUTH) & REAR (NORTH) ELEVATION
A- 04	PROPOSED SIDE (EAST) ELEVATION & SIDE (WEST) ELEVATION

Owners	Architecture   Interior Design   Landscape Architecture	Surveyor
Geoffrey Noyes Noyes Realty, LLP P.O. Box 40 Marblehead MA 01945 (781) 631-1123	Rojas Design, Inc. 46 Waltham Street Suite 2A Boston MA 02118 (617) 720-4100 RD 2719	Rober Survey 1072 Massachusetts Avenue Arlington MA 02476 (781) 648-5533

821

MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

# ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job:	2958
Date:	01/09/2024
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

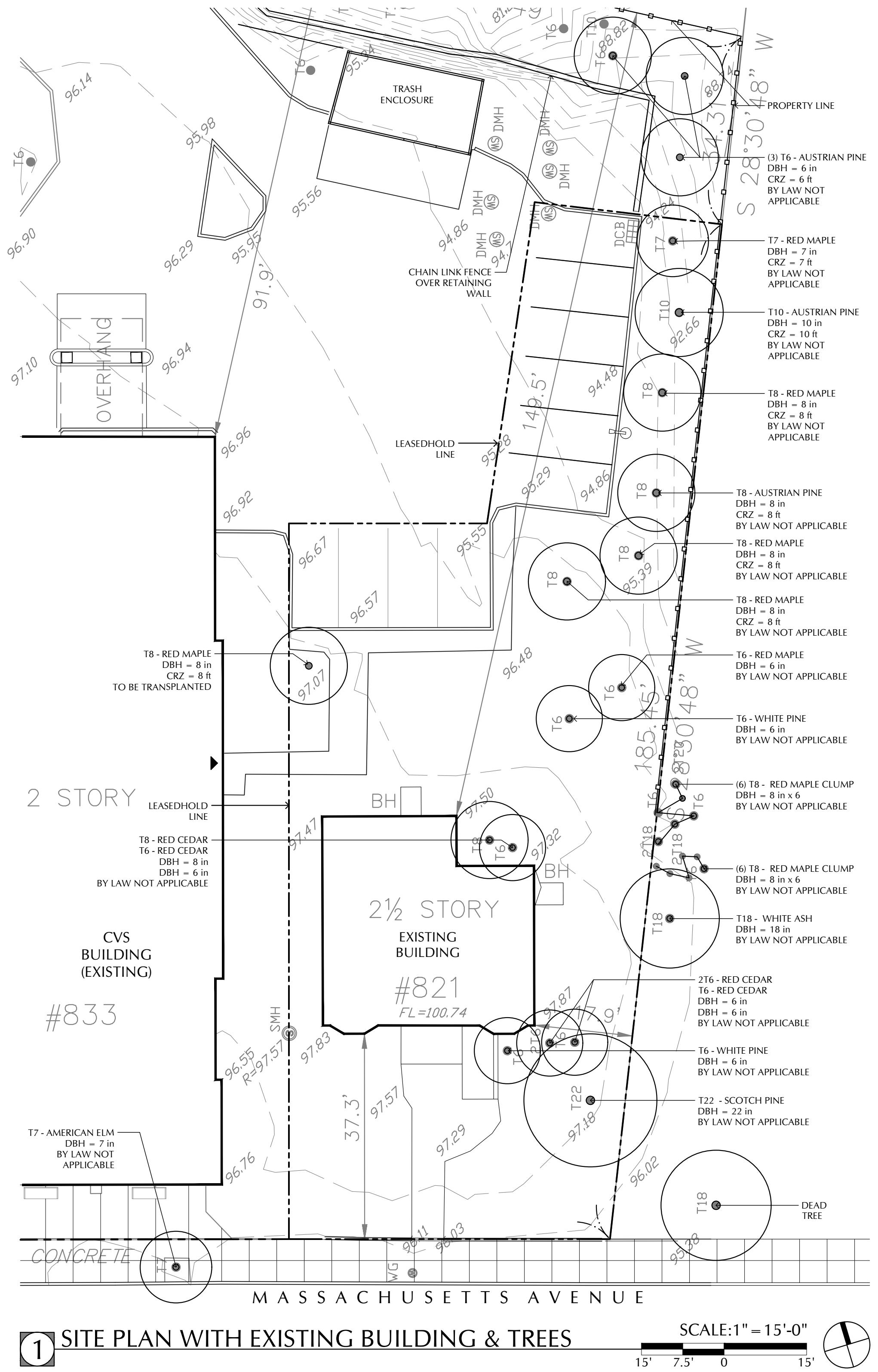
# SITE PLAN WITH EXISTING BUILDING & TREES

*Rojas Design, Inc.*  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston MA 02118  
Landscape Architecture  
(617) 720-4100

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EX-01



821

MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

# ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job:	2958
Date:	01/09/2024
Scale:	<u>AS NOTED</u>
Drawn:	ISP
Checked:	ATR

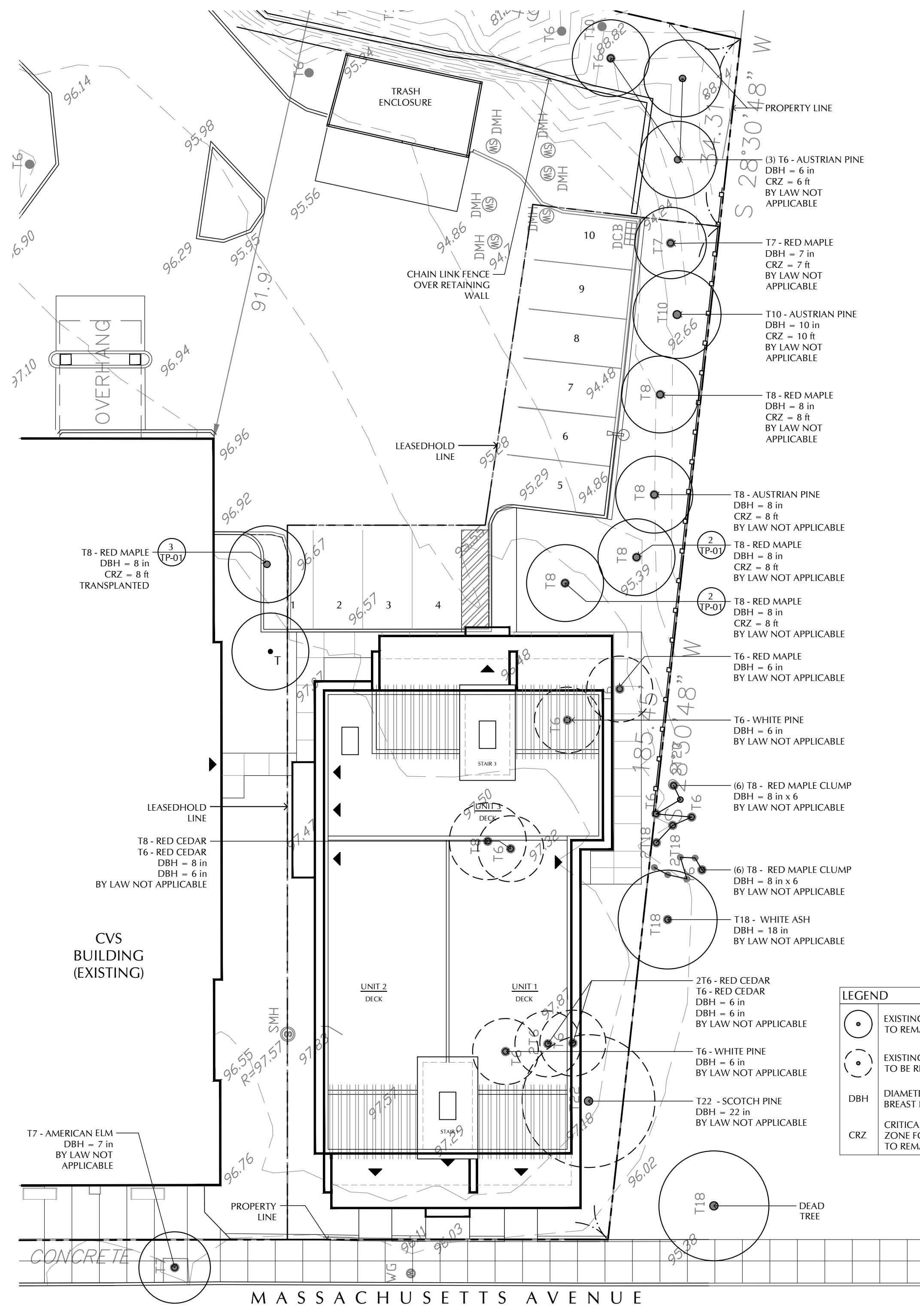
# TREE PROTECTION & REMOVAL PLAN & DETAILS

*Rojas Design, Inc.*  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston MA 02118  
Landscape Architecture  
(617) 720-4100

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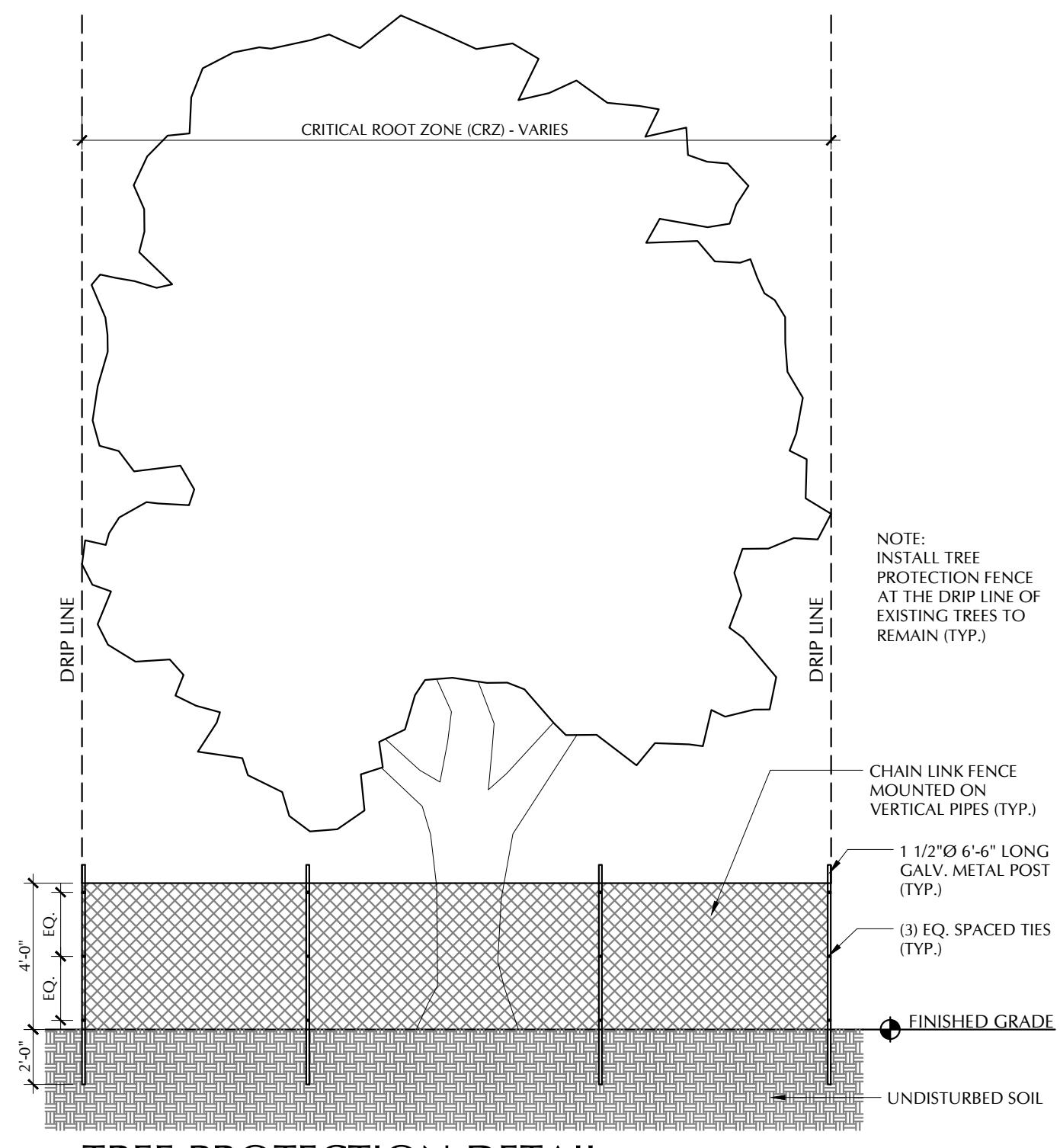
## TP-01



## 1 TREE PROTECTION & REMOVAL PLAN

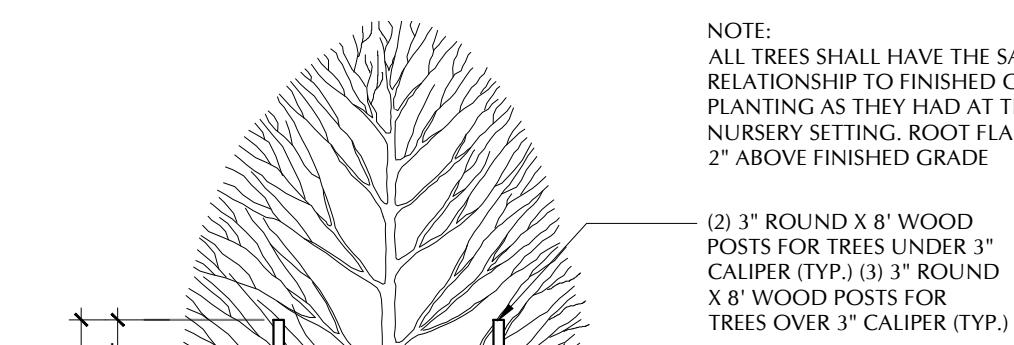
SCALE:1" = 15'-0"

15 of 31



## 3 TREE PROTECTION DETAIL

NOTE:  
ALL TREES SHALL HAVE THE SAME  
RELATIONSHIP TO FINISHED GRADE AFTER  
PLANTING AS THEY HAD AT THE ORIGINAL  
NURSERY SETTING. ROOT FLARE SHALL BE  
2" ABOVE FINISHED GRADE.



The diagram illustrates a cross-section of a tree being planted. The rootball is shown at the bottom, surrounded by a layer of backfill. Above the rootball, the burlap is cut and rolled down to the top third of the rootball. The backfill is a mix of new or existing topsoil and planting mix. Above the backfill, there is a layer of plantings mix backfill, followed by an earth saucer and bark mulch. The tree is supported by a reinforced rubber hose and anchored with #10 gauge galvanized annealed steel wire. The diagram also shows the height of the tree trunk and the dimensions of the planting area.

10'-0" FOR TREES OVER 3" CAL.  
8'-0" FOR TREES UNDER 3" CAL.

12"

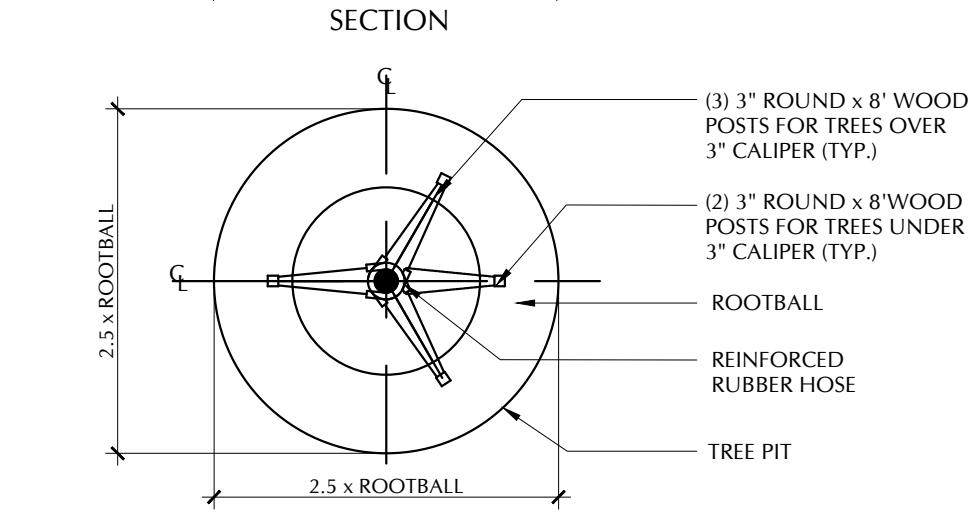
REINFORCED RUBBER HOSE  
#10 GAUGE GALV.  
ANNEALED STEEL WIRE,  
2 STRANDS TWISTED

3" BARK MULCH  
4" EARTH SAUCER  
FINISHED GRADE

6" MIN. TOPSOIL,  
NEW OR EXISTING  
PLANTING MIX BACKFILL

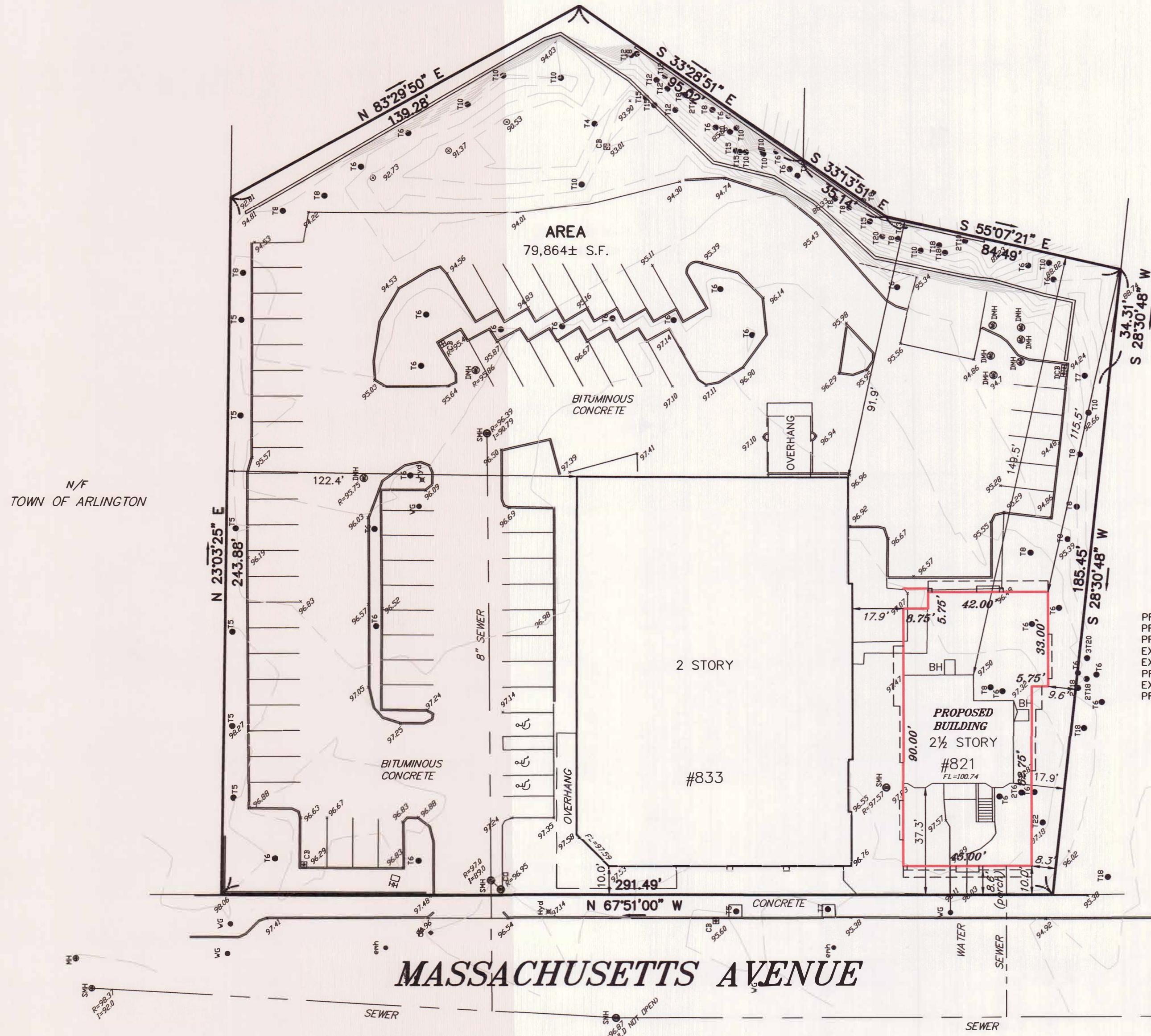
CUT & ROLL DOWN  
BURLAP AT TOP 1/3 OF  
ROOTBALL. IF SYNTHETIC  
REMOVE ENTIRELY

ROOTBALL

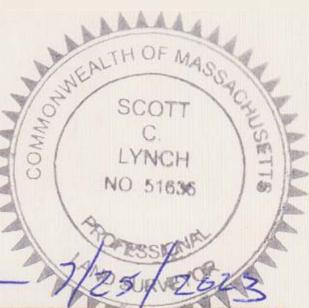


## 3 TREE PLANTING DETAIL - FOR TRANSPLANT

7.5' 0



I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.



SCOTT LYNCH, PLS DATE  
THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED BASEMENT = 89.1  
PROPOSED FIRST FLOOR = 98.0  
PROPOSED TOP FOUNDATION = 96.8  
EXIST. CURB GRADE = 96.1  
EXIST. AVE. GRADE = 96.53  
PROPOSED HEIGHT 36.2'  
EXIST. IMPERVIOUS = 56,837± S.F.  
PROPOSED IMPERVIOUS = 59,954± S.F.

PREPARED FOR: GEOFFREY NOYES

PROPOSED PLOT PLAN

#821-833 MASSACHUSETTS AVENUE  
IN  
ARLINGTON, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 30' DATE: 7/25/2023

0 30 60 90 ft  
ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
7239PP2.DWG

821

MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

# ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job:	2958
Date:	06/13/2024
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

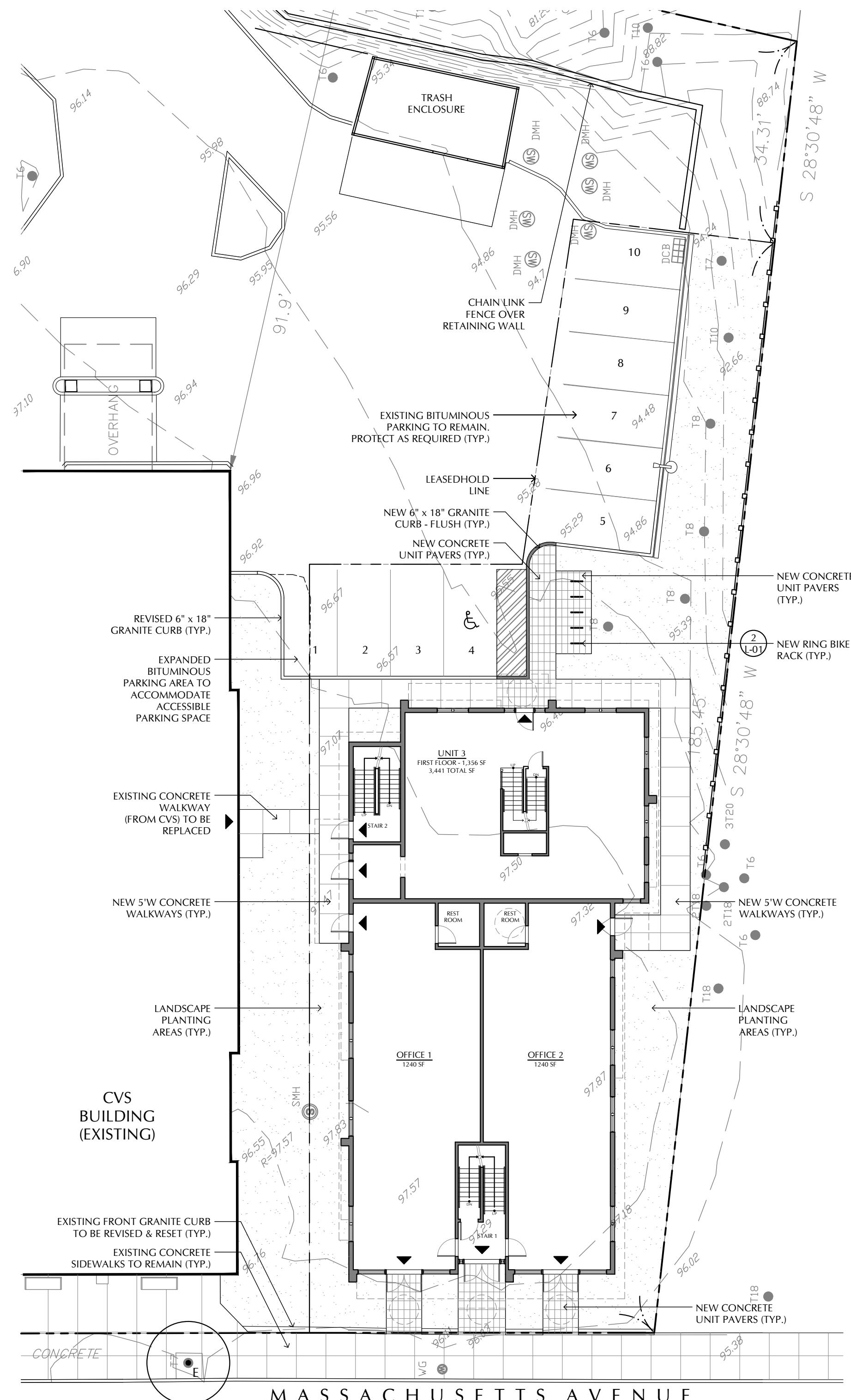
# PROPOSED SITE LAYOUT & MATERIALS PLAN & DETAIL

*Rojas Design, Inc.*  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston MA 02118  
Landscape Architecture  
(617) 720-4100

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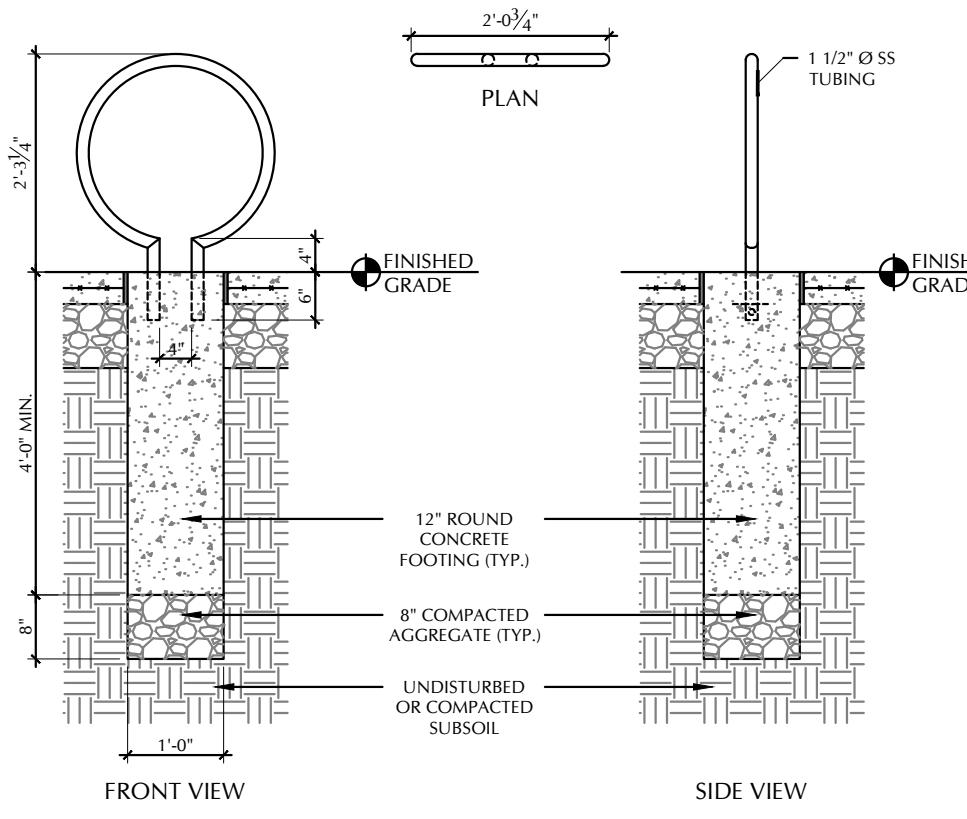
L-01



## 1 PROPOSED SITE LAYOUT & MATERIALS PLAN

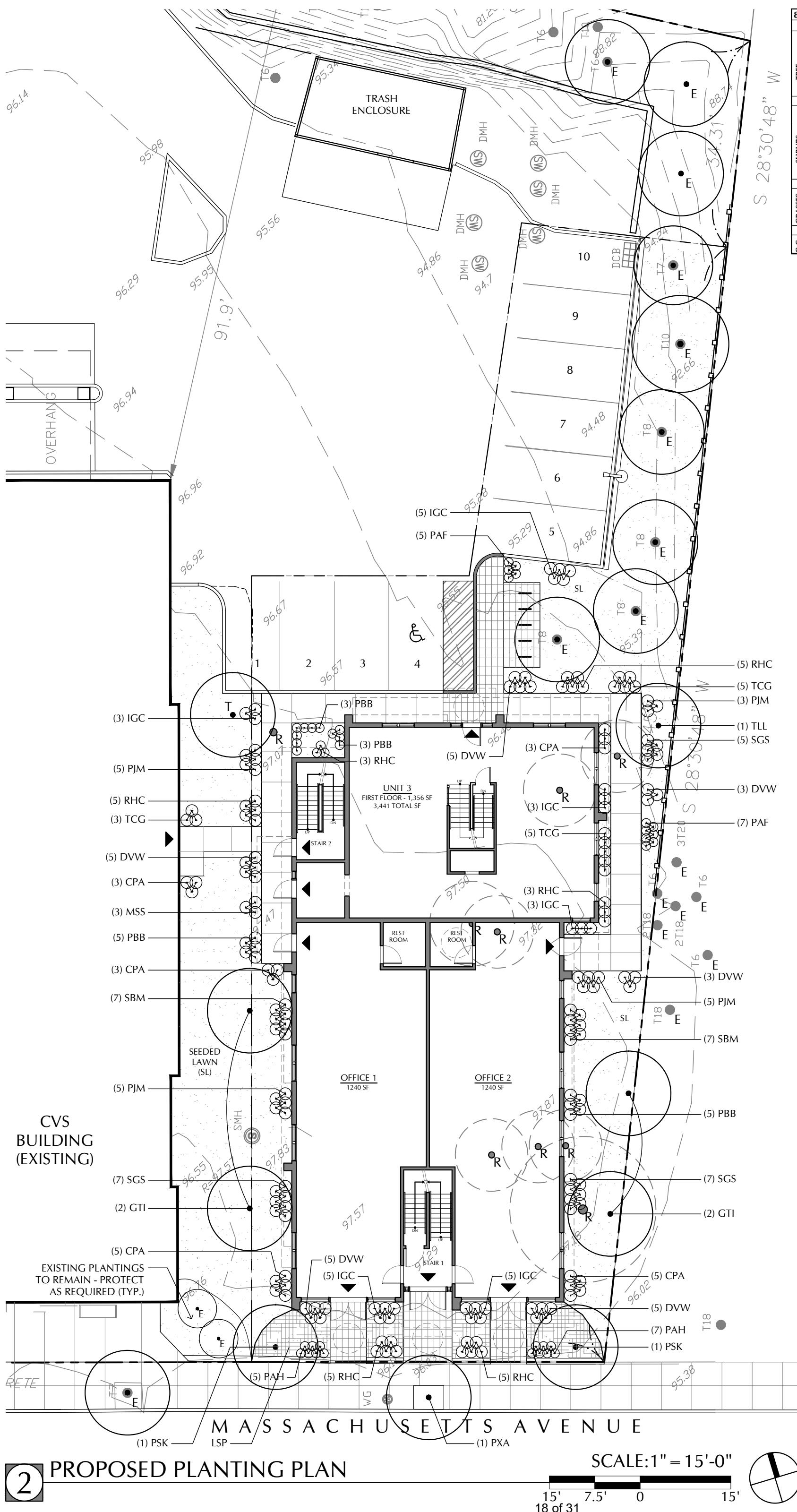
SCALE:1" = 15'-0"

17 of 31



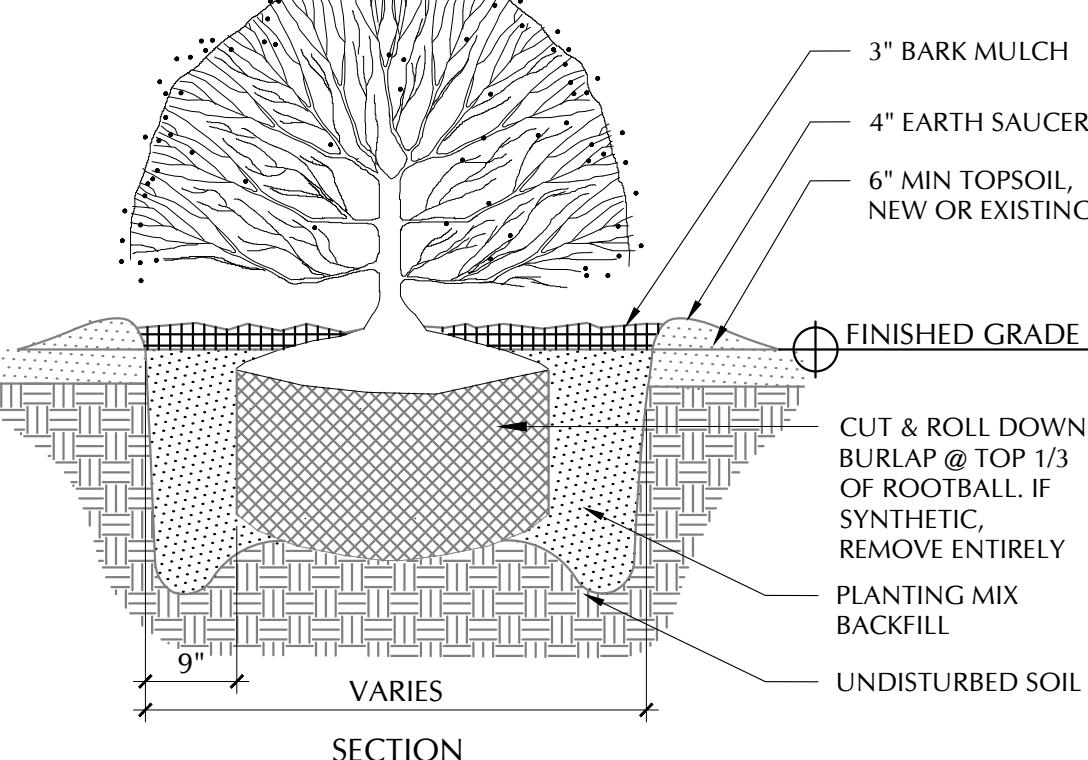
## 2 RING BIKE RACK DETAIL

NTS



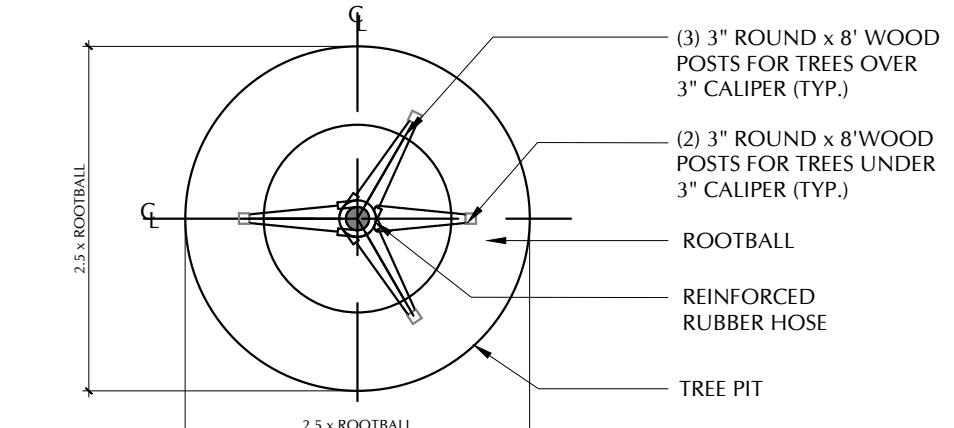
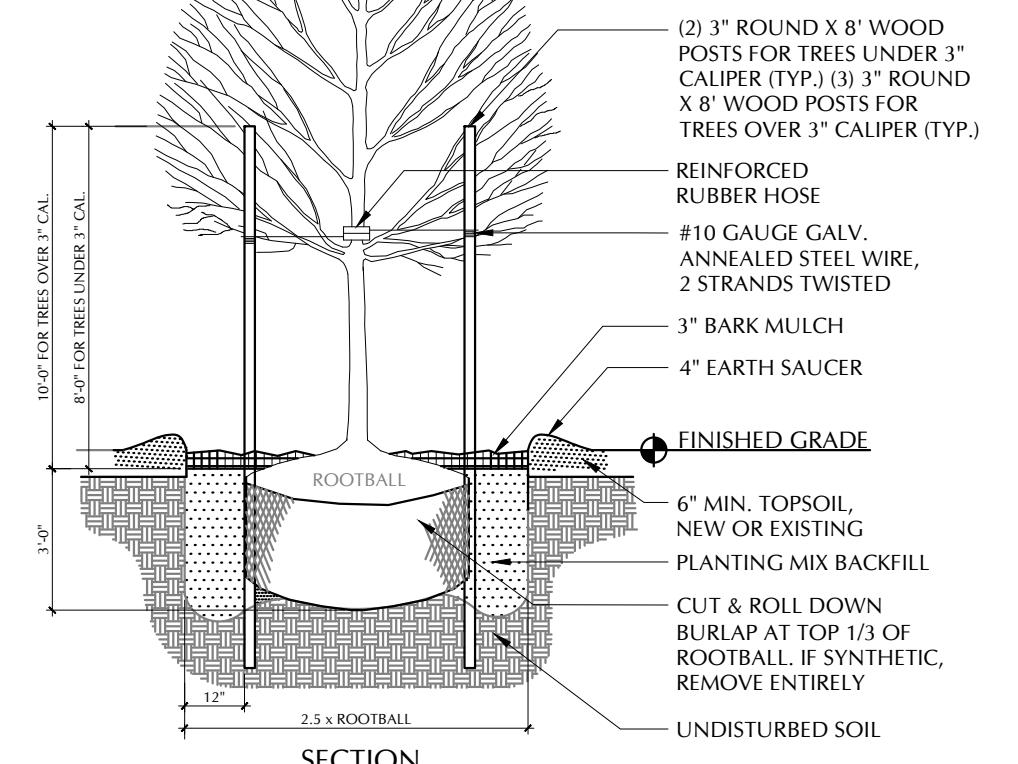
821 MASSACHUSETTS AVENUE, ARLINGTON MA		PLANT LIST	SIZE	CONDITION	ROJAS DESIGN, INC.	RD 2958	01/03/2024
SYMBOL	QTY	COMMON NAME					
E	9	EXISTING TREE	EXISTING TREE	IN PLACE	TO REMAIN	PROTECT AS REQUIRED - PROVIDE CLASS 'A' PRUNING AS DIRECTED BY LA.	
R	8	REMOVE TREE	REMOVE TREE	EXISTING	REMOVE	REMOVE TREE AND STUMP IN THEIR ENTIRETY	
T	1	TRANSPLANTED TREE - MAPLE TREE	TRANSPLANTED TREE	TRANSPLANTED		TRANSPLANT TREE, LOCATION AS SHOWN ON DRAWINGS	
GTI	4	GLEDTISIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	3" 3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6' ABOVE FINISHED GRADE	
PSK	2	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE CHERRY	2 1/2"-3" CAL.	B & B	DENSE BRANCHING, FULL CROWNS, AND STRAIGHT TRUNKS, SPACING AS SHOWN	
PXA	1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3" 3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6' ABOVE FINISHED GRADE	
TLL	1	TLILA CORORDATA	LITTLE LEAF LINDEN	3" 3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6' ABOVE FINISHED GRADE	
CPA	19	CHAMAECYPARIS PISIFERA 'TILIFERA AUREA'	GOLDEN THREADEAF CYPRESS	2'0"-2'6" SPREAD	B & B	YELLOW/GOLD COLOR YEAR-ROUND - BROAD DOME FORM - SPACING @ 2'0" O.C. - EVERGREEN	
DVW	26	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	2'6"-3'0" TALL	B & B	WH-WHITE FLOWERS - BLOOMS APRIL - MAY - SPACING AT 2'-6" O.C. - EVERGREEN	
IGC	24	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2'6"-3'0" TALL	B & B	EVERGREEN DENSE MOUNDED FORM - SPACING AT 2'-6" O.C.	
PBB	14	PIERIS 'BROOVERS BEAUTY'	BROOVER'S BEAUTY ANDROMEDA	2'6"-3'0" TALL	B & B	CREAMY WHITE FLOWER - BLOOMS LATE APRIL SPACING AT 2'-6" O.C.	
PJM	18	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'6"-3'0" TALL	B & B	MAGENTA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN	
RHC	23	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'6"-3'0" TALL	B & B	FUCHSIA FLOWERS - BLOOMS LATE SPRING EARLY SUMMER SPACING AT 2'-6" O.C. - EVERGREEN	
SBM	14	SPRAEA X BUMALDA 'ANTHONY WATERER'	SPRAEA BUMALDA 'ANTHONY WATERER'	2'6"-3'0" TALL	B & B	SMALL WHITE FLOWERS - BLOOMS IN MAY SPACING AT 2'-6" O.C.	
TCG	13	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	2'6"-3'0" SPREAD	B & B	EVERGREEN WITH LOW MOUNDING FORM SPACING AT 2'-6" O.C.	
LSP	340	LIRIOPE SPICATA	CREPPING LIRIOPE	12" SPREAD	1 GAL	FLOWERS LATE SUMMER WITH PALE VIOLET FLOWERS - SPACING 8 PLANTS PER 10 SF OF BED	
MSS	3	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	4'0"-7'0" TALL	3 GAL	GREEN AND YELLOW BANDED BLADES WITH YELLOW FLOWERS - BLOOMS JULY - SEPTEMBER	
PAF	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2'6"-5'0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER	
PAH	21	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF KARLY ROSE FOUNTAIN GRASS	1'6"-2'6" TALL	3 GAL	DENSE CLUMPED GROWTH WITH UPRIGHT MOUNDS OF PURPLE FLOWERS	
G.C.	SL	470	SEDED LAWN	PEARL'S PREMIUM SUN-SHADE MIX	6" CLEAN LOAM MIX	SLICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION AND LANDSCAPING (TYP.)	
	SY	SEDED LAWN					

NOTE:  
ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE  
AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING



3 SHRUB PLANTING DETAIL

NOTE:  
ALL TREES SHALL HAVE THE SAME  
RELATIONSHIP TO FINISHED  
GRADE AFTER PLANTING AS THEY  
HAD AT THE ORIGINAL NURSERY  
SETTING. ROOT FLARE SHALL BE  
2" ABOVE FINISHED GRADE



3 TREE PLANTING PLAN

Job: 2958  
Date: 06/13/2024  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

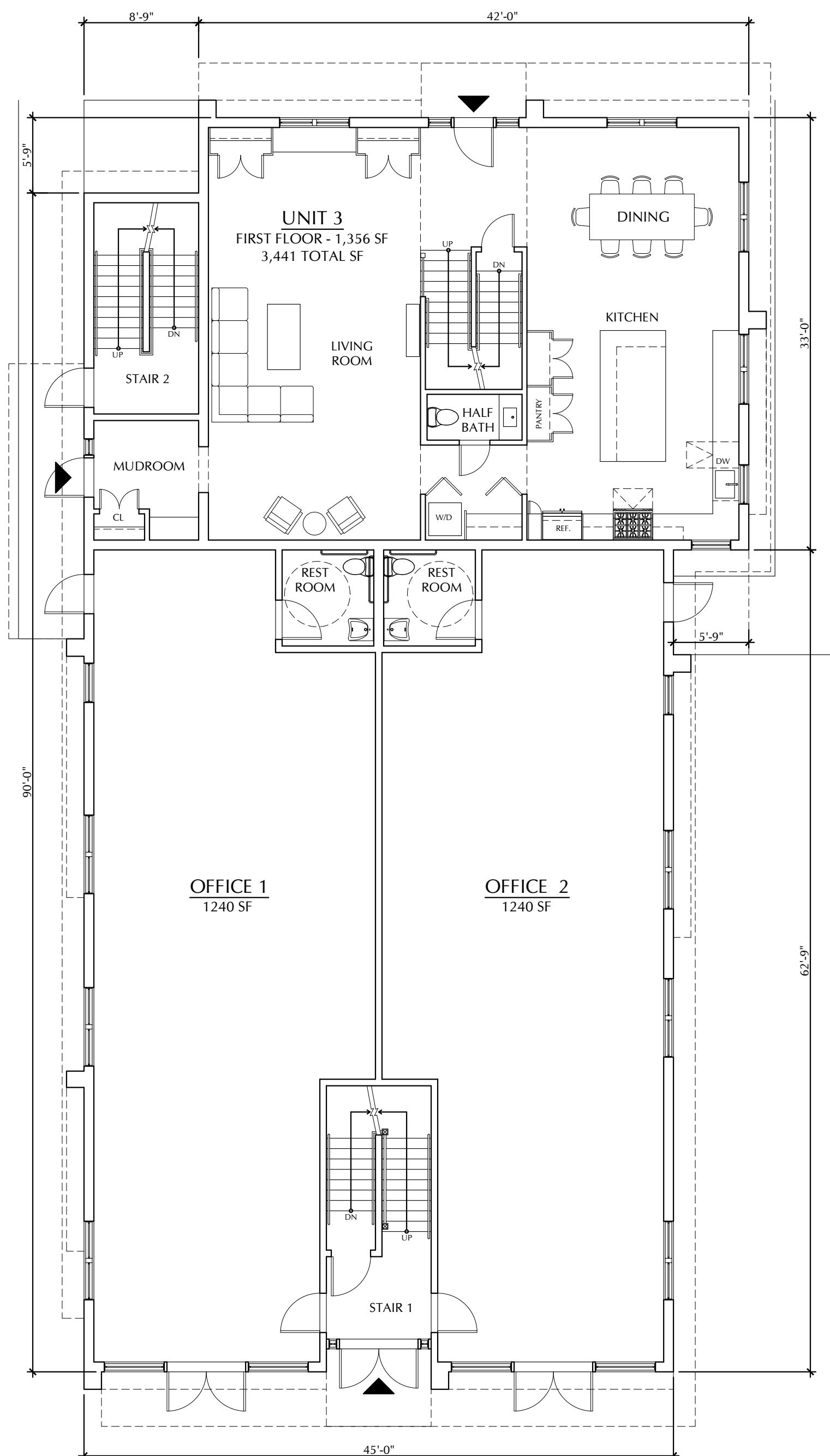
PROPOSED  
PLANTING PLAN  
& PLANT LIST

Rojas Design, Inc.  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston MA 02118  
Landscape Architecture  
(617) 720-4100

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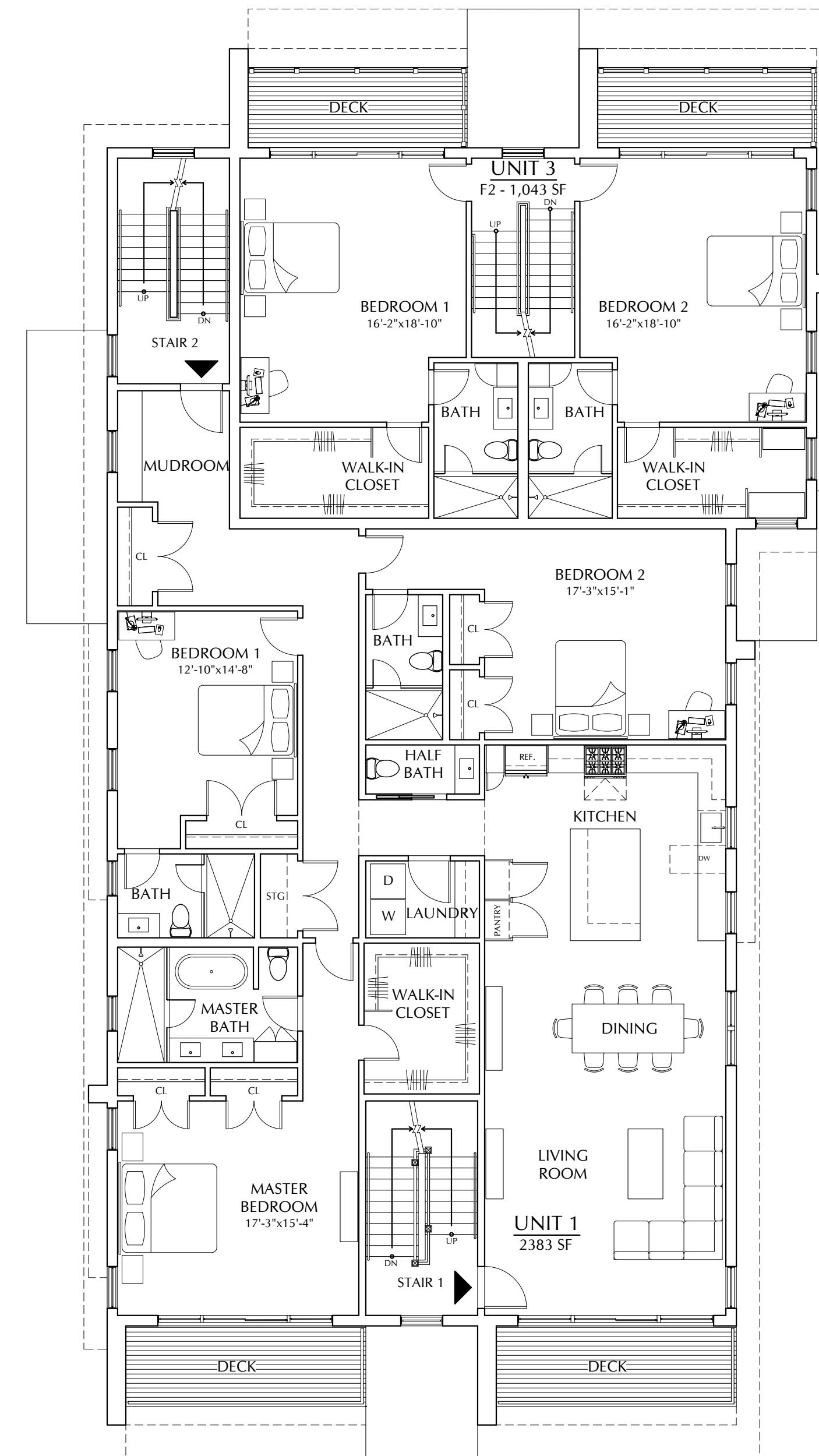
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L-02



1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



Job: 2958  
Date: 06/13/2024  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED  
FIRST FLOOR &  
SECOND FLOOR  
PLANS

Rojas Design, Inc.  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston MA 02118  
Landscape Architecture  
(617) 720-4100

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A-01

Job: 2958  
Date: 06/13/2024  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

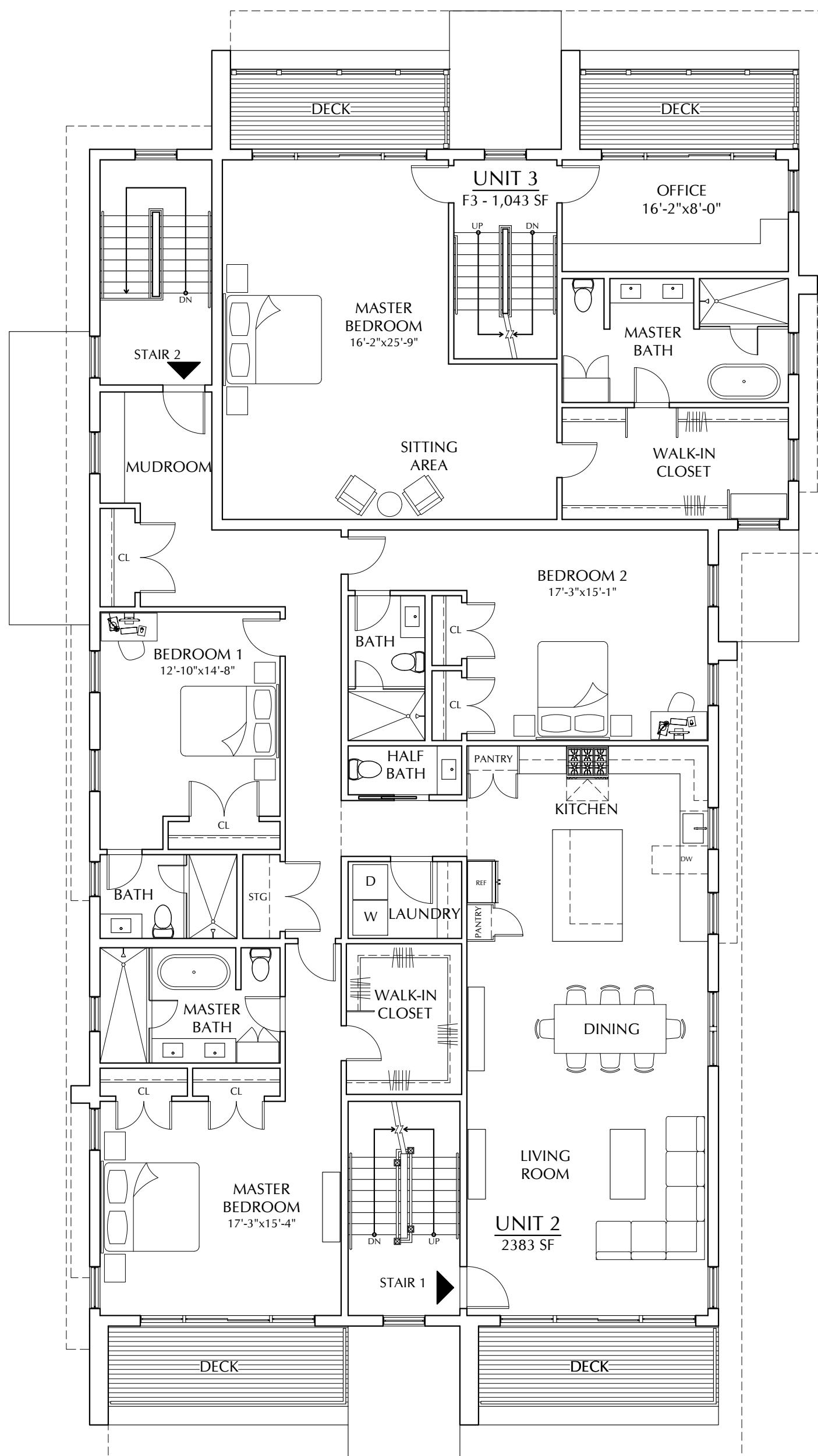
PROPOSED  
THIRD FLOOR  
& ROOF PLAN

Rojas Design, Inc.  
Architecture  
46 Waltham Street -  
Suite 2A  
Interior Design  
Boston MA 02118  
Landscape Architecture  
(617) 720-4100

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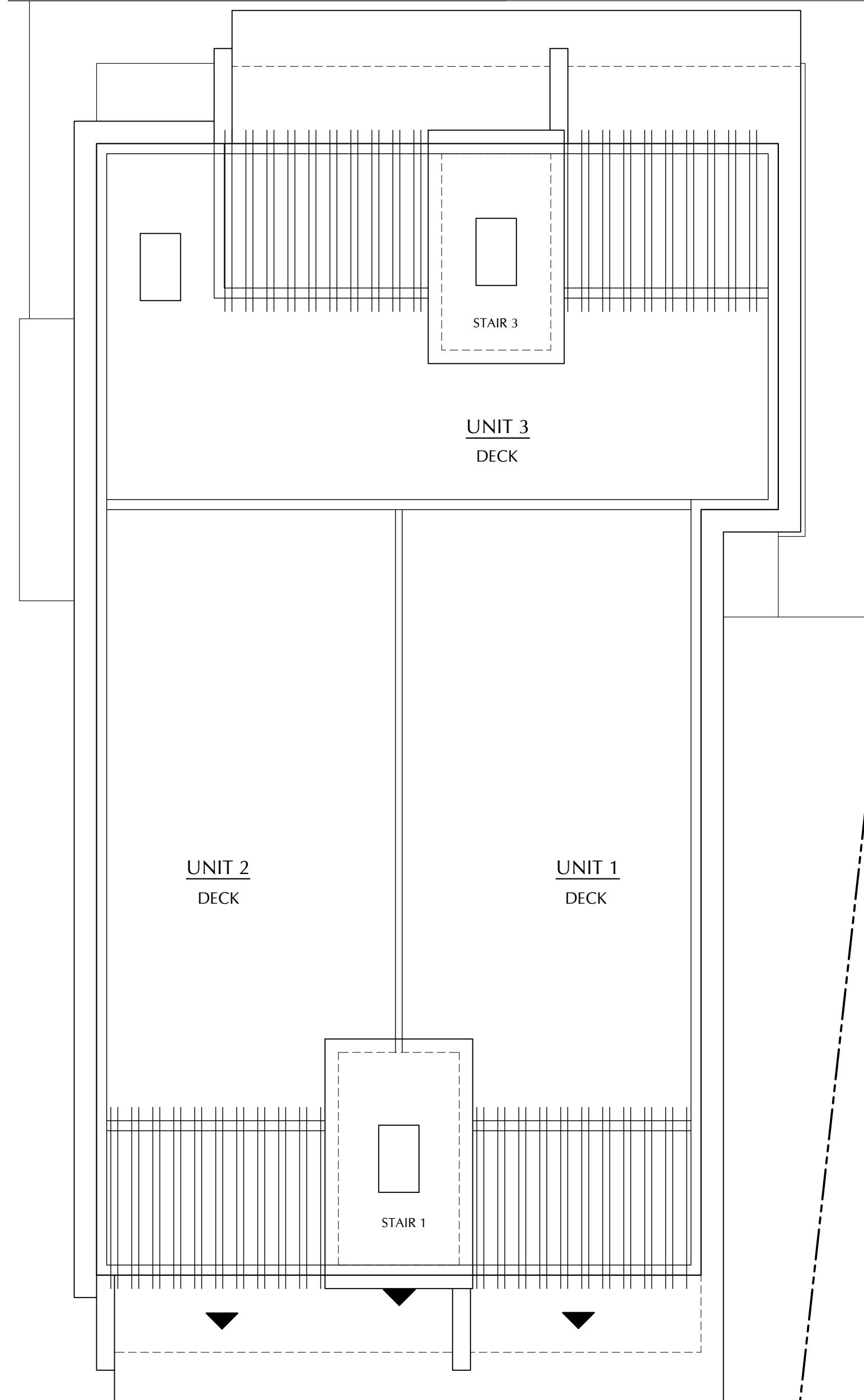
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1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"  
8' 4' 0' 8'



2 PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"  
8' 4' 0' 8'



A-02

821

MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

ARLINGTON  
REDEVELOPMENT  
BOARD SUBMISSION

Job: 2958  
Date: 06/13/2024  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED  
BASEMENT PLAN,  
FRONT (SOUTH)  
ELEVATION &  
REAR (NORTH)  
ELEVATION

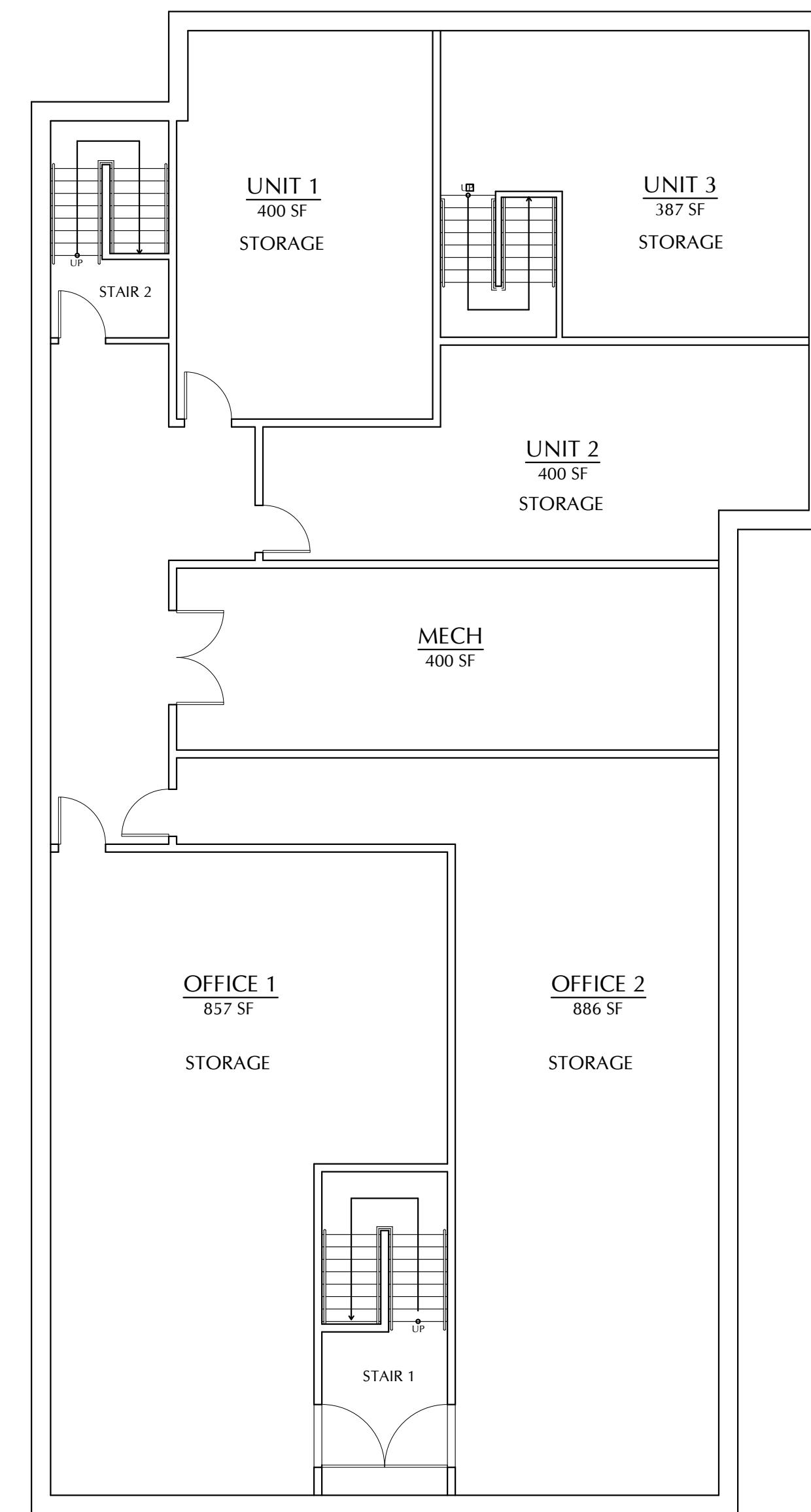
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Landscape Architecture  
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A-03



821

MASSACHUSETTS  
AVENUE  
ARLINGTON MA  
02476

ARLINGTON  
REDEVELOPMENT  
BOARD SUBMISSION



1 PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

8' 4' 0 8'

Job: 2958  
Date: 06/13/2024  
Scale: AS NOTED  
Drawn: ISP  
Checked: ATR

PROPOSED  
SIDE (EAST) &  
SIDE (WEST)  
ELEVATIONS



2 PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

8' 4' 0 8'

Rojas Design, Inc.  
Architecture  
46 Waltham Street -  
Suite 2A  
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Boston MA 02118  
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A-04



**Town of Arlington, Massachusetts**  
Department of Planning and Community Development  
730 Massachusetts Avenue, Arlington, Massachusetts 02476

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## **Public Hearing Memorandum**

*The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.*

**To:** Arlington Redevelopment Board  
**From:** Claire V. Ricker, AICP Secretary Ex-Officio  
**Subject:** Environmental Design Review, 821 Massachusetts Avenue, Arlington, MA, Docket #3798  
**Date:** June 26, 2024

---

### **I. Docket Summary**

This is an application by Noyes Realty LLLP, PO Box 40, Marblehead, MA 01945, to open Special Permit Docket #3798 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

The applicant proposes to demolish the existing building and construct a mixed-use building located at 821 Massachusetts Avenue, Arlington, MA, in the B4 Vehicular Oriented Business District. The opening of the Special Permit is to allow the Board to review and approve the project under Section 3.3, Special Permits, and Section 3.4, Environmental Design Review.

Materials submitted for consideration of this application include:

- Application for EDR Special Permit,
- Impact Statement,
- Dimensional and Parking Information,
- Architectural Drawings.

## II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

### 1. Section 3.3.3.A.

**The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.**

821 Massachusetts Avenue is located in the B-4: Vehicle Oriented Use District. Regarding the B-4 District, in Section 5.5.1.E., of the Zoning Bylaw states: "Arlington has an abundance of automotive and automotive accessory sales and service establishments. As these businesses gradually close, The Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of a mixed-use development." Mixed-use residential and office space development is allowed in the B4 District. The Board can find that this condition is met.

### 2. Section 3.3.3.B.

**The requested use is essential or desirable to the public convenience or welfare.**

The requested use is essential and desirable. The Master Plan promotes mixed-use developments as a means to revitalize business districts, by bringing customers and street life to commercial areas. From a land use perspective, the Master Plan encourages development of higher value mixed-use buildings along commercial corridors, especially Mass Ave, by allowing taller buildings and reducing off-street parking requirements. The Board can find that this condition is met.

### 3. Section 3.3.3.C.

**The requested use will not create undue traffic congestion or unduly impair pedestrian safety.**

The proposed project includes ten parking spaces for cars, located on the ground level of the property, composed of nine standard parking spaces and one ADA accessible parking space. Parking and traffic flow will be blended with the traffic and parking activities at the abutting address, 833 Mass Ave (CVS), with the proposed new building utilizing the entry and exit curb cuts. Parking for the development will be located behind the new building. The Board can find that this condition is met.

### 4. Section 3.3.3.D.

**The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.**

While no stormwater design plans were included in the submission, DPCD notes that there is an existing double catch basin in the proposed parking area. Additionally, the project narrative indicates that site design for the parcel shall include proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. The project will employ Best Management Practices for the site including determination of the feasibility of installing an underground filtration system beneath the parking area. A landscaped buffer will be introduced on the site and several trees will be planted. Overall, the narrative indicates that the project should result in a reduction in the quantity of stormwater flowing from the site. The Board can find that this condition is met.

**5. Section 3.3.3.E.**

**Any special regulations for the use as may be provided in the Bylaw are fulfilled.**

Any special regulations for the use that may be provided in the Bylaw will be fulfilled. The Board can find that this condition is met.

**6. Section 3.3.3.F.**

**The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.**

The project proposes ground floor office use with residential units above, uses that have been in this location since at least 1911 when Dr. Charles Atwood opened a medical office in his residence at 821 Mass Ave. The replication of commercial office space and residential units is described in the definition of the B4 zoning district as desirable; the definition specifically states, “the Town has encouraged conversion of the property to other retail, service, office, or residential use, particularly as part of mixed-use development.” In particular, this proposal both increases overall commercial space on the property and provides new residential housing. These additions will not impair the integrity or character of the district, or the adjoining districts and it will not be detrimental to health or welfare. The Board can find that this condition is met.

**7. Section 3.3.3.G.**

**The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.**

There will be no excess of mixed-use in the neighborhood as a result of this development; rather the Applicant's proposal will comport with the objectives of the Master Plan to maintain a mixed-use component along Mass Ave. Furthermore, the proposed mixed-use building will not be detrimental to the character of the neighborhood in which the property is located. The Board can find that this condition is met.

**III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)**

**1. EDR-1 Preservation of Landscape**

**The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.**

The project proposes to remove seven existing trees and plant eight new trees. The existing parking area “side buffer” tree plantings shall remain, and all landscape areas facing the abutters shall be enhanced and improved with new plantings. The existing landscape shall be preserved, as far as practicable. This project minimizes tree and soil removal, and all grade adjustments are in keeping with the general appearance of neighboring developed areas. The Board can find that this condition is met.

## **2. EDR-2 Relation of the Building to the Environment**

**Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.**

There are a range of architectural styles and zoning districts in the vicinity, ranging from single- and two-family homes to apartment buildings, and from single-story commercial to mixed-use developments. Building heights in the area vary from one to four stories and have a variety of setbacks in relationship to their street frontage. The proposal will bring the building closer to the street, improving its relationship to the public realm. The new building's setbacks are consistent with the abutters' setbacks. The proposed new building will relate harmoniously to the lot's terrain and to the use, scale, setbacks, and architecture of the existing buildings in the vicinity that have a functional or visual relationship to the building. The Board can find that this condition is met.

## **3. EDR-3 Open Space**

**All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.**

The proposal includes approximately 5,400 square feet of landscaped open space along the sides and rear of the building, which also provides a buffer with the adjacent buildings at 833 Mass Ave (CVS) and the Baptist Church at 815 Mass Ave. The total residential floor area is approximately 8,200 square feet, therefore over 50% landscaped open space is proposed, exceeding the 10% requirement. The Applicant will add a street tree immediately in front of the building.

The usable open space is located on the separated roof decks and is approximately 4,448 square feet, well in excess of the usable open space requirement of 15%.

Additionally, under this proposal the Applicant will likely require relief from the required 15-foot buffer in Section 5.3.21, as the Baptist Church property adjacent to the project is located in an R1 district and a landscaped buffer is precluded by the building footprint. Section 5.3.21 refers to Section 5.3.7, of which subsection B refers to the screening provisions laid out in Section 6.1, of which Section 6.1.11(E) lays out conditions under which the landscaping standards may be modified. Under this latter section, the Board may find that the proposal has adequately adopted reasonable measures to meet the intent of the standards and also provided landscaped space at another location in the parking lot.

## **4. EDR-4 Circulation**

**With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.**

The proposed project includes a total of ten vehicle spaces. Ten exterior bicycle parking spaces shall also be provided. Each commercial and residential unit has designated basement storage area where bicycles may also be stored. The ground-level parking area provides nine standard parking spaces for vehicles, and one van-accessible HP vehicle space. Parking access is provided via Mass Ave; however vehicles will utilize the curb cut at 833 Mass Ave (CVS) and proceed through the CVS parking area to access the parking behind the new building. Additional on-street parking is available along Mass Ave.

The parking requirement for mixed-use development calculates the parking required for each individual use; the parking required for the residential use totals three parking spaces. As the first 3,000 square feet of non-residential space in mixed-use buildings is exempt from the parking requirements per Section 6.1.10.C., no parking is required for the office space, however the applicant shall provide seven additional spaces.

Pedestrian circulation around the building would be improved as the current site lacks pedestrian access around the existing building. Paved walkways will connect the parking area to the residential units and the rear of the commercial units, which are buffered on the Mass Ave side with an approximately 10' setback. Access to the residential units is provided directly via the rear parking area, as is access to the trash and recycling receptacle. Trees, including a street tree, will be planted in excess of existing trees to be removed, providing shade and improving the human scale elements of the ground floor commercial space on Mass Ave. Structural engineered soils should be used under the hardscape, and the Applicant should provide details on the types of pavers or bricks selected to ensure ADA compliance.

The Board can find this condition is met; however, the Board may consider recommending a walkway from the front to the rear of the building that is accessible from Mass Ave. Tenants and visitors arriving to the project via Mass Ave could then access the rear residential unit entrances and bicycle parking area from the front of the building.

## **5. EDR-5 Surface Water Drainage**

**Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.**

**In accordance with Section 3.3.4., the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do.**

**The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.**

The application materials state that surface water drainage will be improved via the installation of

Best Management Practices elements that will reduce stormwater runoff from the site. Available Best Management Practices for the site shall be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. The applicant shall maintain all the existing and proposed storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board might consider requiring walkways and other paved areas to be constructed with permeable materials and surfaces.

A stormwater infiltration analysis should be performed to determine which areas of the site are appropriate for stormwater infiltration systems and to determine the amount of runoff the project will generate. There is no proposed drainage plan or stormwater analysis in the application, and the Board may require a plan and related analyses such as a drainage summary letter that complies with the Town's current stormwater bylaw. Final design materials must be submitted for review and approval by the Town Engineer, including a site plan that shows catch basins and filtration systems.

## **6. EDR-6 Utilities Service**

**Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.**

All proposed electric, telephone, cable TV, and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be in accordance with all codes and local requirements. Water and sewer should be separated by ten feet and domestic protection should adhere to what the Water Division requires. The Board can find this condition is met.

## **7. EDR-7 Advertising Features**

**The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.**

All signage and advertising features will conform to the provisions of Section 6.2 of the Zoning Bylaw. The Board can find that this condition is met.

## **8. EDR-8 Special Features**

**Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.**

The site plan shows an enclosed trash and recycling area located adjacent to the parking area on the rear of the property. The Board can find that this condition is met.

## **9. EDR-9 Safety**

**With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.**

The Applicant notes that the proposed building shall be designed to meet all relevant health and safety codes. Complete site and building security systems shall be incorporated into the proposed development. The safety and security of all residents, visitors, customers, and neighbors are important priorities of this project. The Board can find this condition is met; however, the Board may consider requesting a lighting plan be submitted for the project

## **10. EDR-10 Heritage**

**With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.**

The existing building, also known as the "Atwood House," has been located on the property since at least 1911 and has deteriorated over time to the point where restoration is infeasible. The applicant sought to demolish the house in anticipation of building a new development and was placed under demolition delay by the Historical Commission, which has since expired. As it stands today, the Arlington Police have been called to the site on numerous occasions to deal with trespassers and other individuals who may have visited the site for purposes which could result in potential commission of criminal and civil offenses. The submission of this Application offers an opportunity for the Town to eliminate the safety hazard to the public due to the condition of the property. The Board can find that this condition is met.

## **11. EDR-11 Microclimate**

**With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air, and water resources or on noise and temperature levels of the immediate environment.**

Based upon materials provided in the application, there will be no adverse impacts on air and water resources or on temperature levels of the immediate environment. The project removes seven trees and replants eight while maintaining several mature trees to the rear of the site as part of the project. The addition of the street tree will reduce the heat island effect identified in this section of the Mass Ave corridor. The Board can find that this condition is met.

## **12. EDR-12 Sustainable Building and Site Design**

**Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.**

A LEED checklist was not provided. The applicant notes in the project narrative that the project is committed to the inclusion of the following sustainability components which are not shown on the plans:

- Sustainable exterior and interior building & site materials and products
- Building envelope compliance with the Stretch Energy Code
- Low-Emissittance windows & doors
- Energy-efficient mechanical systems
- Indoor Air Quality and thermal comfort
- Energy-efficient lighting and electrical devices
- Energy Star appliances
- Cool roofs & trellis shading
- Solar-ready roof features
- Sustainable and less water-intensive landscape materials
- Non-invasive plant materials
- Site and building cooling strategies utilizing planting locations
- Waste reduction and recycling
- Storm water management

#### **IV. Findings**

1. The ARB can find that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
2. The ARB can find that the landscaped areas adjacent to the parking area justify the buffer area reduction per Section 6.1.11.

#### **V. Conditions**

##### **A. General**

1. The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board or administratively approved by the Department of Planning and Community Development.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with Article 30 of Town Bylaws.
6. The Applicant shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the development. The applicant shall provide evidence that a

final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer.

7. Upon installation of landscaping materials and other site improvements, the Applicant shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
9. Upon the issuance of the building permit, the Applicant shall file with the Building Inspector and the Department of Community Safety the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.
10. Building signage shall be filed with and reviewed and approved by the Department of Planning and Community Development and Inspectional Services.